

Housing Horizons

Establishing the Challenge



What is Housing Horizons?

Housing Horizons is a project run by Community Housing Cymru, the membership body for Welsh housing associations. Housing Horizons' main aim is to set a long-term vision for housing associations in Wales. This vision will position housing associations as a partner of choice and an integral part of the solution to the housing crisis.

Why do we need a long-term vision?

Housing is a long term business, but we operate in a short term political and funding environment which means that priorities can shift and uncertainty can limit our ambitions. We need an aspirational and long-lasting vision for housing associations which will enable the sector to influence and lead policy decisions in Wales.

Establishing the challenge

CHC has commissioned Savills to produce a report on what the challenge for the sector looks like in 2036 (twenty years on from the launch) in order to inform our long-term vision.



Changing Demographics ...What's the Challenge?

By 2036, demographic changes in Wales will have a big impact on the homes and services we provide.

- 1. The population is set to increase by 4.3% to 3.3m**
- 2. By 2031, 54% of households will be headed by someone over the age of 65 and there will be 100,000 households made up of a single person aged over 85**
- 3. In 2036, 25% of households could be headed by a digital native**

What does it mean for the sector?

These demographic changes have far-reaching implications for the homes we develop and maintain and the services we provide.

How suitable are our current homes for an ageing population, and how do we prepare for the increase in people who may want to access housing and services that cater specifically for later years?

With projections that 17% of all households will be headed up by someone under the age of 35 (the age group which currently finds it difficult to get on the property ladder), what will our offer be for younger people?

Our tenants currently lag behind other groups when it comes to accessing the internet. By 2024, it's projected that everyone will have access to the internet; however, having access is not the same as being digitally literate. This potentially means that the sector will have two distinctly different audiences to cater for – digital natives and an ageing population.

What will this mean for the services we provide? Will there be increasing demand for 24/7 services and how will working practices need to change to meet this demand? You've all told us in the research we've conducted so far that new technology excites you, but what role will technology play by 2036?



Housing Stock & Household Composition

...What's the Challenge?

Closely related to demographics, household composition is set to change significantly by 2036 which has implications for new and existing housing stock in Wales.

1. We need 4,200 new homes per year in the social sector in Wales to meet demand

2. Around 29% of housing stock in Wales will be over 90 years old by 2036

3. We'll see an increase of 108,881 households by 2036 (an increase of 8%), but household growth won't be evenly spread across Wales. Nearly one third of this increase will take place in Cardiff alone.

What does it mean for the sector?

Increased demand for housing will come from more than just an increase in population. Future changes to the sizes and composition of households will impact on the demand for certain property sizes, and it is projected that we will see a move away from three person families. The largest increase will be in one person households which clearly has implications for the type of stock we need to build.

Existing properties will need to be maintained and adapted to respond to these changes in household size and composition. With an ageing population and ageing stock, how do we ensure that we have enough suitable homes to cater specifically for life in later years, addressing concerns around accessibility, adaptability and affordability of maintenance costs?

Will continued investment provide more renovated and remodelled homes, as well as brand new homes, to tackle both the ageing population and the ageing stock challenges? The statistics clearly demonstrate a need to understand and plan for housing requirements at a local level which means housing associations have a big role to play locally. The solution will not be a one size fits all approach – local planning will add up to a national vision. How do we factor this in to our long-term vision for the sector?



Workforce ...What's the Challenge?

1. 34% of the current workforce will have passed retirement age by 2036

2. There will be 96,000 fewer working aged adults by 2036 and employers will have a smaller pool of people to draw on. Cardiff is the only local authority area projected to see an increase in working age population

3. However, over the next 7 years, we'll see a 4% growth in the workforce

What does it mean for the sector?

Technological advances will change the way that housing associations operate, and increasingly agile working practices may see the end of office-based working in some areas. What upskilling of current employees is required to meet this challenge?

The projected 4% in workforce growth relies on adults moving into employment who were not previously employed, and the majority of this growth will be in part time work. Bearing this in mind, how can we support the growing number of households with lower incomes due to part time work, and what support can we give to adults to enter the workplace to access better paid jobs?

With an ageing population and an increase in retirement age, are our jobs attractive to and suitable for older people?

How can we attract and recruit young people into housing? Investing in their careers now means that by 2036 they could have a decade or more of relevant experience behind them, ready to be our new leaders.



What happens next?

We're launching 'Phase Two: Establishing the Challenge' at our Leadership Conference on 23 June. Once everyone knows what the challenge is, we'll be asking you to 'Join the Conversation' in Phase Three. This will include four roadshow events over the summer to gather your views on the challenge ahead and, more importantly, to listen to your solutions to shape our vision for the future.

Wednesday 19th July - 2-5pm
The Log Cabin, Neighbourhood Learning Centre, Pontypool

Tuesday 8th August - 11am-1pm
Grŵp Cynefin's Eisteddfod Stand, Ynys Môn

Friday 1st September - 2-5pm
The Centre, Ruthin, Denbighshire



Join the conversation

There are lots of different channels where you can find out more and get involved:

Twitter:

@CHCymru #housinghorizons

Facebook:

**[www.facebook.com/
communityhousingcymru](http://www.facebook.com/communityhousingcymru)**

Blog:

**[chcymru.org.uk/comms/CHC-
Cartref](http://chcymru.org.uk/comms/CHC-Cartref)**

CHC's website:

**[chcymru.org.uk/en/
housing-horizons](http://chcymru.org.uk/en/housing-horizons)**

CHC's Yammer network for members:

Contact bethan-davies@chcymru.org.uk for your invitation.

We look forward to hearing from you very soon – join us in shaping a long-term vision for housing associations in Wales.

Source for all statistics -

'Establishing the Challenge' data resource.